

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2020/0597
Our ref Robert Gregg
Date 1st September 2020

Dear Rebecca

Application no: **3/2020/0597**

Address: **Rockdale Main Street Grindleton BB7 4QT**

Proposal: **Demolition of garage workshop and construction of new single storey extension to the rear and roof alterations.**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The proposal

The proposed demolition of a garage along with the construction of a new single storey extension to the rear and roof alterations will result in the existing driveway being widened with the introduction of a carport to support the required parking provision of two parking spaces and due to the partial removal of the boundary wall fronting the dwelling, the Local Highway Authority must draw our attention towards the visibility splays required for vehicular access upon leaving the property and adjoining the local highway network, and therefore must ensure the applicant does not reconstruct the boundary wall or plant any shrubs, fences etc. within the visibility splay at a height no greater than 1.05m. Similarly the proposed driveway shall be bound with an approved surface material and an extension to the dropped crossing fronting the driveway will need to be carried out prior to the driveway becoming used for vehicular purposes.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Conclusion

In accordance with the submitted plans and documentation;

Subject to the above mentioned and following conditions, I would raise no objection to the proposal on highway grounds.

Conditions

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedges, trees, shrubs or other devices over 1.05m above road level.

Reason: To ensure adequate visibility at the street junction or site access.

2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Note

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

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